

Gallery 23 East “Lake Lot” Development Guidelines

May 30, 2019

- 1. Submittal Information – Lots 1 through 32 of Block 6, inclusive, all in Gallery 23 East, a subdivision, as surveyed, platted and recorded in Dodge County, Nebraska.**
 - a. Submit one set of plans, plot plan, fencing plan, landscaping plan and Plan Review Form.
 - b. Submit to Boyer Young Development
9719 Giles Road
La Vista, NE 68128
ATTH: Heather
 - c. Review fee of \$75 per review made payable to **Gallery 23 East, LLC**
- 2. Suggested Minimum Square Footage Above Grade**
 - a. Ranch: 1,800 sf
 - b. Two-story: 2,000 sf
 - c. 1 ½ Story: 1,800 sf
- 3. Setbacks:**
 - a. Front 25 feet
 - b. Rear 25 feet
 - c. Side 5 feet
 - d. Street Side 15 feet
- 4. Sidewalks:**
 - a. All sidewalks are offset 8 feet from back of curb.
 - b. Four (4) feet wide is standard.
- 5. Driveways:** Concrete only. No asphalt.
 - a. Note: May restrict driveway width to 32' at curb
- 6. Basements:** No basements allowed.
- 7. Foundation/Stone:**
 - a. Brick stamped, painted.
 - b. All foundations facing street must be covered with brick or stone. This includes side of home if facing street.
 - c. Minimum of 50% brick/stone on front and side of home.
- 8. Shingles:** Heritage II, weathered wood color only.
- 9. Siding/Exterior Color:**
 - a. Earth Tone colors.
 - b. Must have Architectural Committee approval.
- 10. Garage:** 3 stalls minimum
- 11. Fencing:**
 - a. Wrought Iron or Aluminum only.
 - b. Height: 4 foot minimum, 6 foot maximum.
 - c. All fencing must match be approved by Architectural Committee.
- 12. Outside Structures:**
 - a. No sheds are permitted
 - b. No dog runs are permitted (hardship will be considered by Architectural Committee)
- 13. Street Trees:** As required by the City of Fremont
 - a. 1 in the front Yard and 1 in the rear
- 14. Sod:** All lawns to be fully sodded or landscaped. Sand beaches OK by water’s edge. Landscape plans must be approved by Declarant.

Gallery 23 East “Premium Lot” Development Guidelines

- 1. Submittal Information – Lots 4 through 19 of Block 7; Lots 1 through 12 of Block 10; Lots 1 and 2 of Block 11; Lots 1 through 4 of Block 12; and Lots 1 through 3 of Block 13, inclusive, all in Gallery 23 East, a subdivision, as surveyed, platted and recorded in Dodge County, Nebraska.**
 - a. Submit 2 sets of plans, plot plan, fencing plan, landscaping plan and Plan Review Form.
 - b. Submit to Boyer Young Development
9719 Giles Road
La Vista, NE 68128
ATTH: Heather
 - c. Review fee of \$75 per review made payable to **Gallery 23 East, LLC**
- 2. Suggested Minimum Square Footage Above Grade**
 - a. Ranch: 1,600 sf
 - b. Two-story: 1,800 sf
 - c. 1 ½ Story: 1,600 sf
- 3. Setbacks:**
 - a. Front 25 feet
 - b. Rear 25 feet
 - c. Side 5 feet
 - d. Street Side 15 feet
- 4. Sidewalks:**
 - a. All sidewalks are offset 8 feet from back of curb.
 - b. Four (4) feet wide is standard.
- 5. Driveways:** Concrete only. No asphalt.
 - a. Note: May restrict driveway width to 32' at curb; will be uniform across production lots and custom lots if decision is made to do this.
- 6. Basements:** No basements allowed.
- 7. Foundation/Stone:**
 - a. Brick stamped, painted.
 - b. All foundations facing street must be covered with brick or stone. This includes side of home if facing street.
 - c. Minimum of 30% brick/stone on front and side of home.
- 8. Shingles:** Heritage II, weathered wood color only.
- 9. Siding/Exterior Color:**
 - a. Suggested browns, greys and natural colors.
 - b. Must have Architectural Committee approval.
- 10. Garage:** 2 stalls minimum; size minimum 450 SF
- 11. Fencing:**
 - a. PVC, Wood, Iron, and aluminum only. No chain-link.
 - b. Height: 4 foot minimum: 6 foot maximum.
 - c. All fencing match be approved by Architectural Committee.
- 12. Outside Structures:**
 - a. No sheds are permitted.
 - b. No dog runs are permitted (hardship will be considered by Architectural Committee)
- 13. Street Trees:** As required by the City of Fremont
 - a. 1 in the front Yard and 1 in the rear
- 14. Sod:** All lawns to be fully sodded or landscaped. No seeding.

Gallery 23 East “Standard Lot” Development Guidelines

- 1. Submittal Information – Lots 1 through 3 and Lots 20 through 25 of Block 7; Lot 1 of Block 8; and Lot 1 of Block 9, inclusive, all in Gallery 23 East, a subdivision, as surveyed, platted and recorded in Dodge County, Nebraska.**
 - a. Submit one set of plans, plot plan, fencing plan, landscaping plan and Plan Review Form.
 - b. Submit to:
Boyer Young Development
9719 Giles Road
La Vista, NE 68128
ATTH: Heather
 - c. Review fee of \$75 per review made payable to Gallery 23 East, LLC
- 2. Suggested Minimum Square Footage Above Grade**
 - a. Ranch: 1,300 sf
 - b. Two-story: 1,800 sf
 - c. 1 ½ Story: 1,400 sf
- 3. Setbacks:**
 - a. Front 20 feet
 - b. Rear 20 feet
 - c. Side 5 feet
 - d. Street Side 15 feet
- 4. Sidewalks:**
 - a. All sidewalks are offset 8 feet from back of curb.
 - b. Four (4) feet wide is standard.
- 5. Driveways:** Concrete only. No asphalt.
 - a. Note: May restrict driveway width to 32' at curb; will be uniform across production lots and custom lots if decision is made to do this.
- 6. Basements:** No basements allowed.
- 7. Foundation/Stone:**
 - a. Brick stamped, painted.
 - b. All foundations facing street must be covered with brick or stone. This includes side of home if facing street.
 - c. Minimum of 20% brick/stone on front and side of home.
- 8. Shingles:** Heritage II weathered wood color only.
- 9. Siding/Exterior Color:**
 - a. Suggested browns, greys and natural colors.
 - b. Must have Architectural Committee approval.
 - c. Note: OK with high quality vinyl as of now, but no vertical siding.
- 10. Garage:** 2 stalls minimum
- 11. Fencing:**
 - a. PVC, Wood & Iron and Aluminum,
 - b. Height: 4 foot minimum: 6 foot maximum.
 - c. All fencing must match be approved by Architectural Committee.
- 12. Outside Structures:**
 - a. No dog runs are permitted (hardship will be considered by Architectural Committee)
- 13. Street Trees:** As required by the City of Fremont
 - a. 1 in the front Yard and 1 in the rear
- 14. Sod:** All lawns to be fully sodded or landscaped. No seeding.